ABODE
SALES & LETTINGS

King Lane, DE13 9ER

Asking Price £416,500

https://www.abodemidlands.co.uk

A beautifully presented four-bedroom detached family home enjoying an attractive outlook over green space, featuring a superb open-plan dining kitchen, a generous dual-aspect lounge, a versatile study, and a private rear garden with a gate leading to the driveway and garage. Presented to an excellent standard throughout, the property offers well-balanced accommodation ideal for modern family living.

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Room Dimensions

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Kitchen / Family / Dining - 6147mm x 4685mm (20'2'' x 15'4'')

Lounge - 3728mm x 5802mm (12'2'' x 19'0'')

Study - 2361mm x 2886mm (7'8'' x 9'5'')

Utility - 1593mm x 2545mm (5'2'' x 8'4'')

Wc - 1593mm x 1481mm (5'2'' x 4'10'')

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Bedroom 1 (double) - 3728mm x 4543mm (12'2'' x 14'10'')

Ensuite 1 - 1390mm x 2190mm (4'6'' x 7'2'')

Bedroom 2 (double) - 3829mm x 4384mm (12'6'' x 14'4'')

Bedroom 3 (double) - 4073mm x 2886mm (13'4'' x 9'5'')

Bedroom 4 (single) - 2893mm x 3120mm (9'5'' x 10'2'')

Bathroom - 2316mm x 2689mm (7'7'' x 8'9'')

Accommodation

Ground Floor

The property opens into a bright and welcoming entrance hallway, finished with quality flooring that flows through to the main living areas. From here, doors lead to the lounge, study, downstairs WC, and the impressive open-plan dining kitchen.

The lounge is a good size creating a superb everyday living and entertaining space. Styled with rich wall tones, shuttered bay window to the front, and a second window to the rear, the room enjoys excellent natural light and comfortably accommodates large furnishings while maintaining a warm, inviting atmosphere.

To the front of the home is a separate study, ideal as a dedicated workspace, hobby room, or reading space, with a window overlooking the front aspect and contemporary décor.

To the rear, the open-plan kitchen and dining area forms the heart of the home. The kitchen is fitted with sleek modern cabinetry, integrated appliances, generous worktop space, and a window to the side elevation with shutters. The dining area extends into a garden-facing room with full-width glazing and French doors opening

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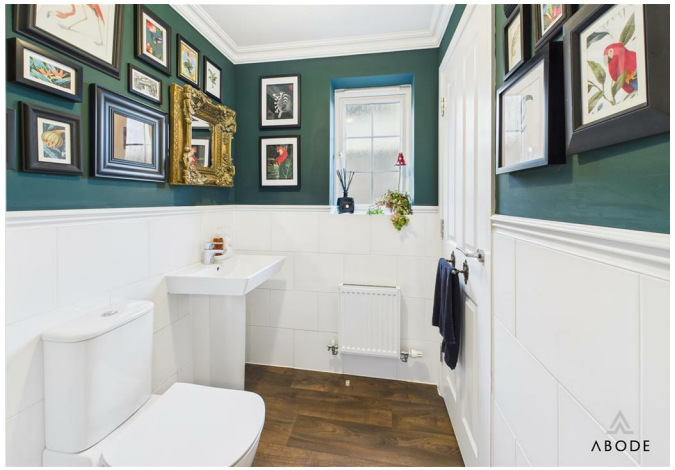

directly onto the patio. This versatile space is perfect for family gatherings and sociable meal times, with ample room for a large dining table and additional seating.

A utility room sits just off the dining area, providing further storage and appliance space, with a door leading out to the garden. Completing the ground floor is the downstairs WC, stylishly finished with a modern suite.

First Floor

The first-floor landing is light and spacious, with doors leading to four well-proportioned bedrooms and the family bathroom.

The principal bedroom is an excellent size and features built-in wardrobes and a private en-suite shower room. A particular highlight is the window with shuttered finish offering a beautiful, elevated view across surrounding greenery — a charming outlook to wake up to each morning.

Bedrooms two, three, and four are all generous rooms, ideal for children, guests, or further home-working. Bedroom two has space for multiple items of furniture, bedroom three is set up comfortably as a bedroom with workstation, and bedroom four provides excellent versatility.

The family bathroom is presented to a high standard, offering a bath, separate shower, modern tiling, and a light, neutral colour palette.

Outside

The rear garden is enclosed and offers a lawned area with planted borders, patio space for outdoor dining, and an elevated seating deck tucked neatly into the corner. A side gate provides convenient access to the detached garage and the long driveway, which offers excellent off-street parking.

To the front, the home benefits from an attractive kerb appeal, with a tidy fore garden and an elevated position facing open green space — enhancing privacy and giving the property a lovely open aspect. Opposite the property is further parking space.

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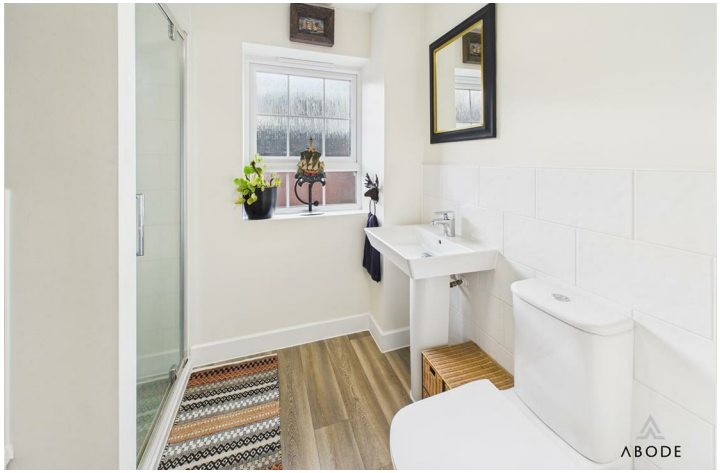
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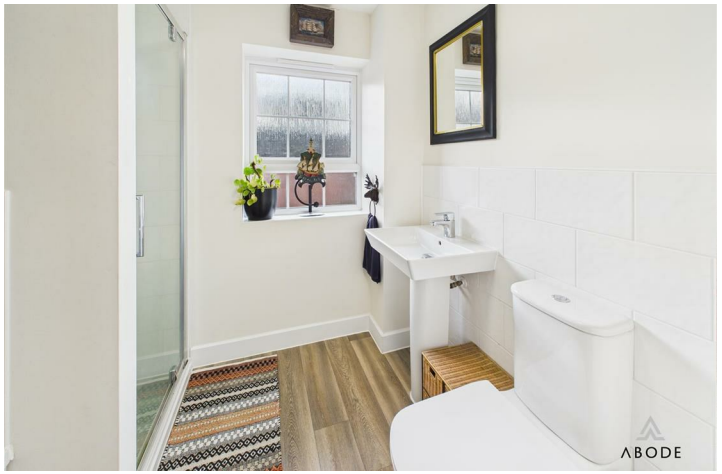
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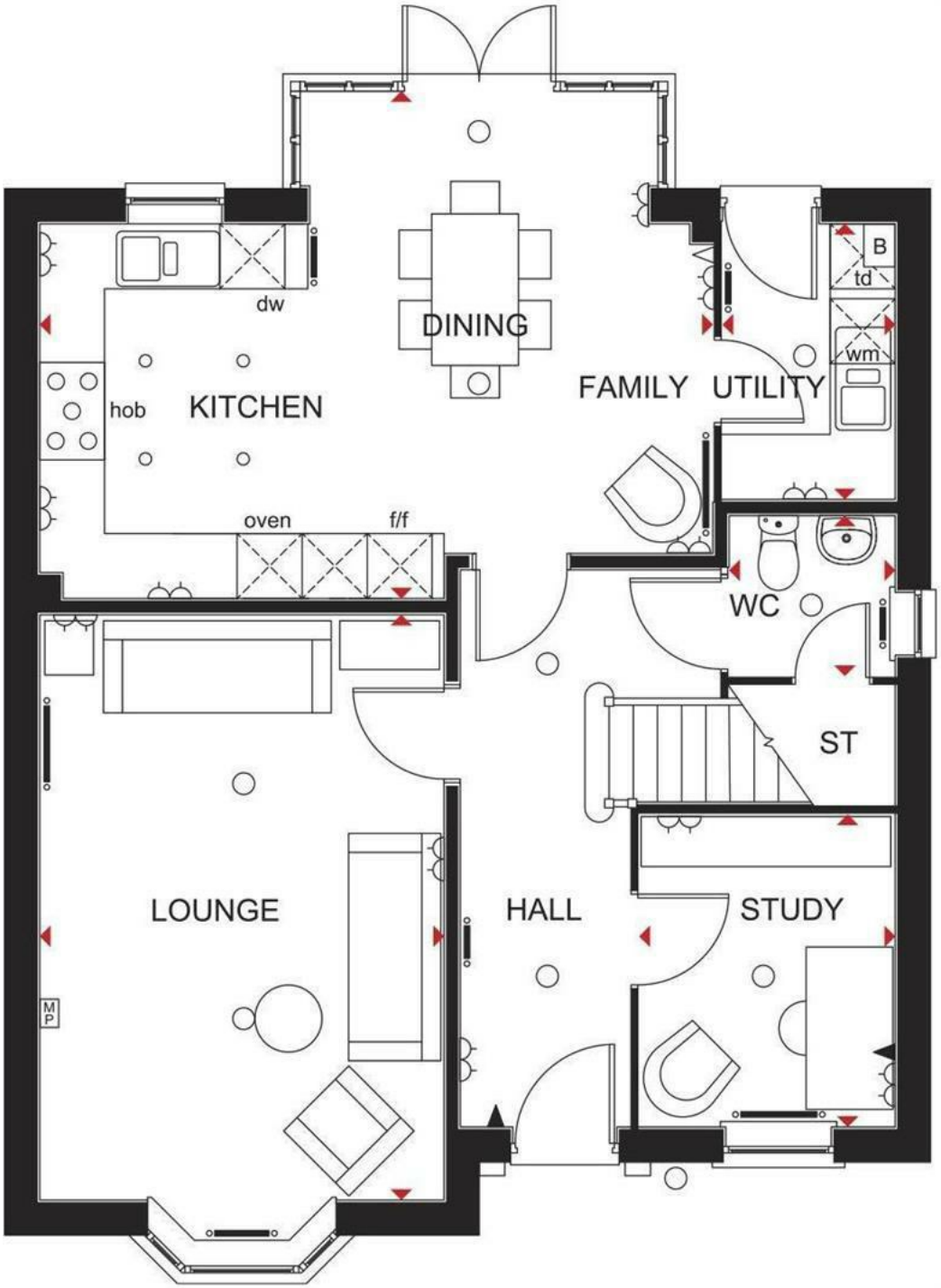
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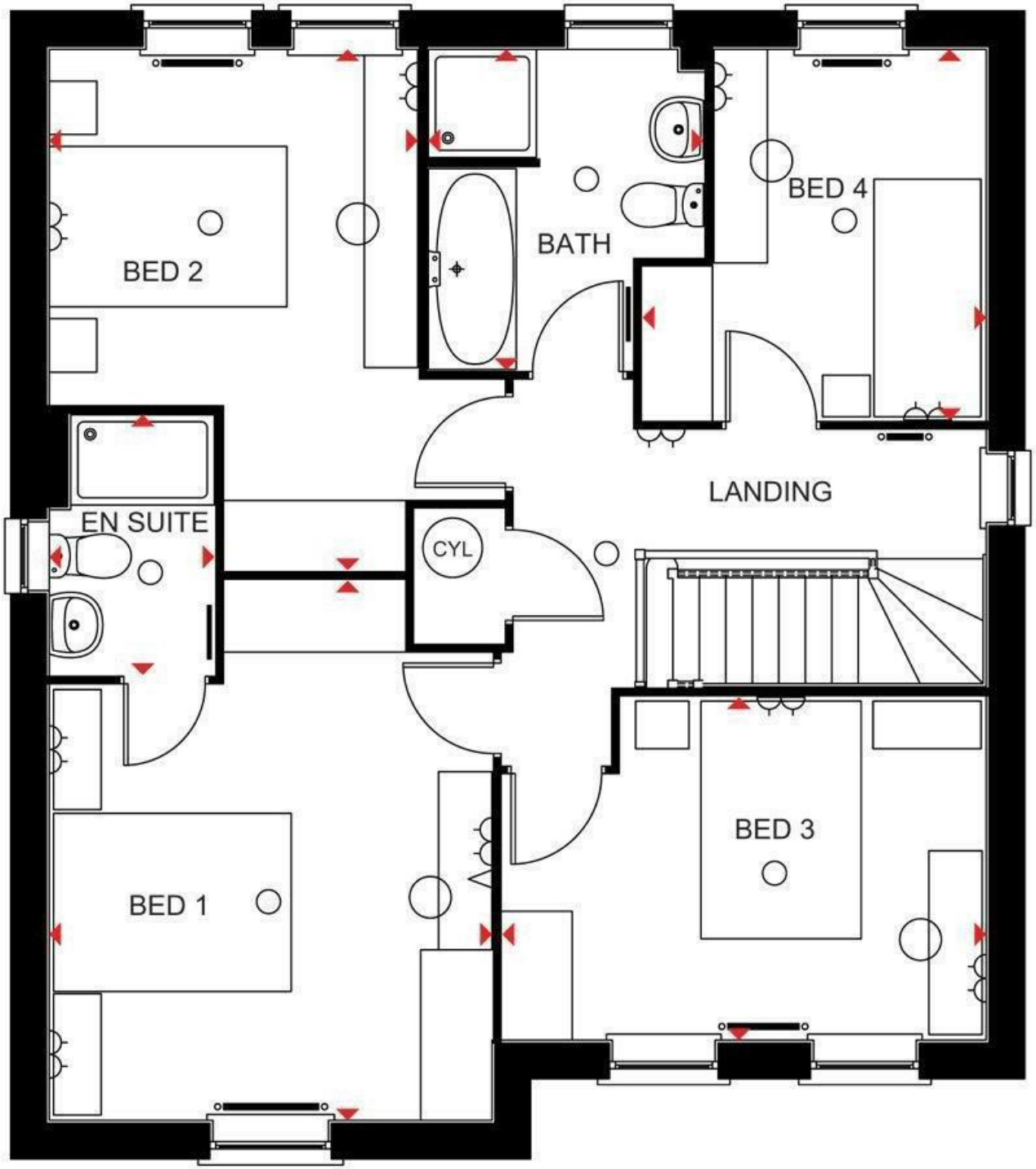
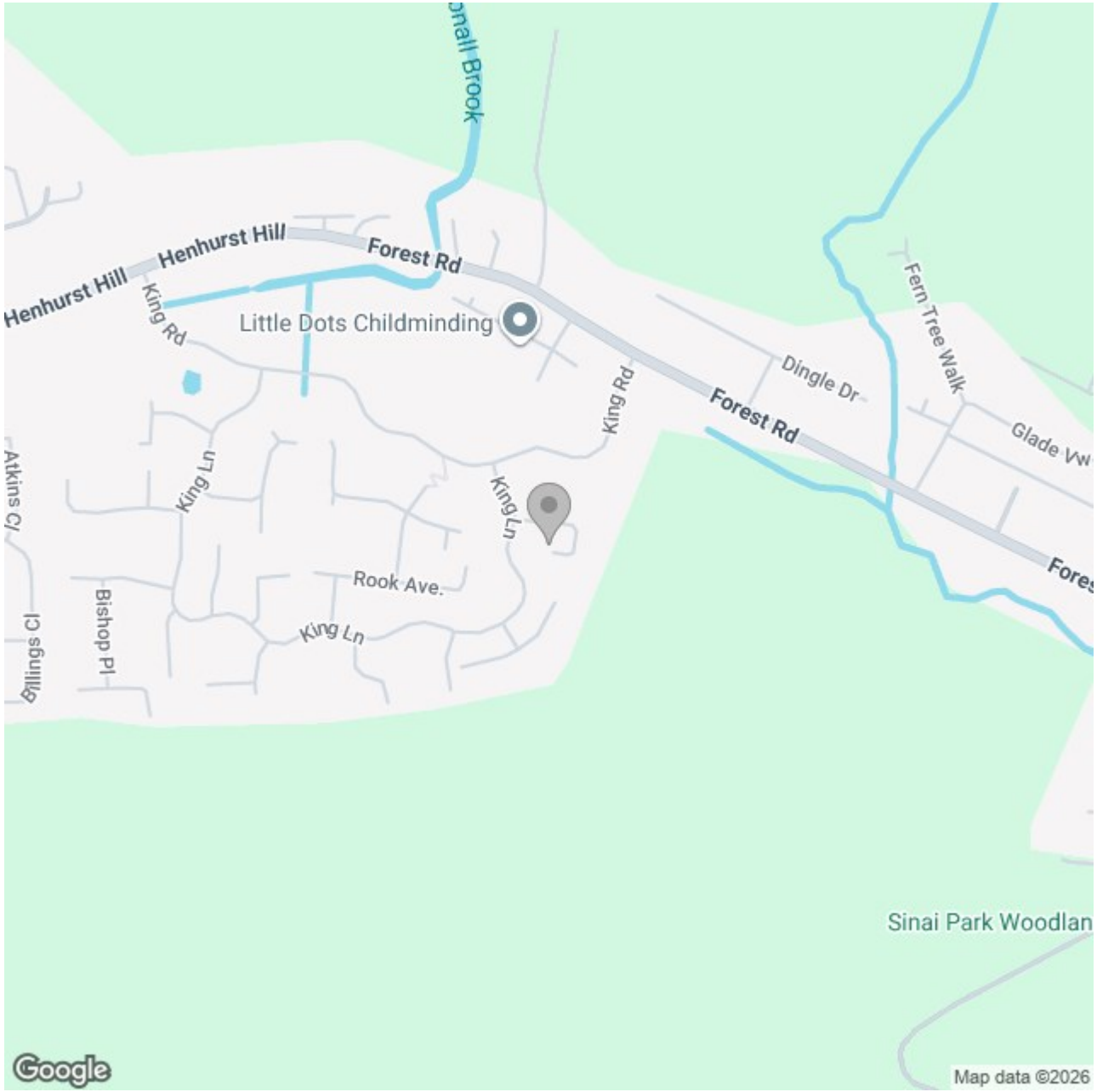

BED 2
BATH
BED 4
LANDING
EN SUITE
CYL
BED 1
BED 3



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	85	94
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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